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Building Committee Minutes 09-17-2002

TOWN OF ARLINGTON MINUTES REGULAR MEETING PERMANENT TOWN BUILDING COMMITTEE TUESDAY, SEPTEMBER 17, 2002

PRESENT: John Cole, Chairman Kathleen Donovan Charles Stretton
 Richard Bento Philip Farrington Suzanne Owayda
 Thomas Caccavaro

ABSENT: Robert Juusola William Shea

PARTICIPANTS: Michael Black, Castagna Construction
 Stefan Chaires, DRA
 Dick Madonia, Project Manager
 David Kale, Arlington Public Schools
 Richard Maimone, Director of Fire Services

CALL TO ORDER: 7:30 p.m.

PEIRCE SCHOOL UPDATE – M. BLACK/S. CHAIRES/D. MADONIA

- A copy of the most recent schedule was distributed to the committee by Mr. Black who reviewed the items for completion mentioned at the last meeting.
- The pre-punch list is done. They have gone through most of the pre-punch tasks.
- The security and fire alarms are active.
- The counters in the turret had to be refabricated. The balance of the counters are due on Thursday.
- There has been an error in the installation of all the sinks in the building. With the installation of the counter tops, they have all new back splash coming tomorrow.
- HVAC is complete and waiting for reports.
- The final punch list is still not complete.
- The exterior handrails will be done by the 27th.
- Final inspection will take place next week.
- The boiler start up will happen between Wednesday and Friday. The balancing will then commence on the water side.
- The furniture is being moved in now.
- VCT on level 2 is complete. Final painting is all that's left to do on the platform.
- Final inspection of areas 1, 2, and 3 will be done on 9/27.
- The gym floor is complete. The final inspection on the gym is 9/27.
- Curb installation is complete on site. There are several curb cuts to be done.
- Final grading on the lower area is being done now.
- The installation of the sidewalks was supposed to be done, but there was a problem with the subcontractor. They have hired a new subcontractor who will start on Thursday or Friday, and it will take several working days to complete. It is hoped to be complete by 9/27.
- The play equipment is waiting to be installed.
- A few things have come up on the outside, but they are looking to complete the outside the first week in October. The exterior punch list will be done after that.
- The only major item not complete is the VCT on the lower level in the lobby. The balance of that material will be delivered tomorrow.
- Mr. Chaires brought Pay Application No. 13 (\$304,523.54). There is \$600,000 worth of work to be completed. The major open item is the site work (\$250,000).
- It was Mr. Chaires' understanding that the contractor is trying to be complete by October 11th. In terms of substantial completion, it depends on the exterior items (railings, walk ways, exterior lighting). In terms of the interior, phases 1-3 are pretty much complete. The contractor has not submitted the paper work for substantial completion as yet.

- Mr. Caccavaro raised the issue of the credit for the oil and water separators. According to Mr. Chaires, the credit was submitted as part of the change order (amount \$12,300) related to the trenching of the ledge. The credit for this item was approximately \$2,500 for labor. In response to Mr. Caccavaro's question as to why the water separator was ordered, Mr. Chaires said that the landscape architect had directed this to be done as per the Department of Public Works. Mr. Bento said that he and Mark Smith had reviewed the plans. Under Phase 2, oil and water separators are required in municipal parking lots. Although the law takes effect in May of 2003, Mr. Bento said that it was good practice to do this. It was Mr. Caccavaro's position that to spend money (\$25,000) without first discussing it with the committee was not prudent.

Pay Application

On a **MOTION** by Mr. Caccavaro and seconded by Suzanne Owayda, it was VOTED to **approve pay application no. 13 to Castagna Construction Company in the amount of \$304,523.54**. ROLL CALL VOTE: Unanimous

Update on Modification Log

- According to Mr. Chaires, the only new items were nos. 83, 84, 85.
 - o No. 83 – Piping for irrigation system – amount not to exceed \$3,000.00
 - o No. 84 – Brick and stone material – waiting on price for that item
 - o No. 85 – Provide power to a light in display case in first floor lobby

On a **MOTION** by Ms. Donovan and seconded by Mr. Caccavaro, it was VOTED to **approve the changes (no. 83, 84, and 85) for a total of approximately \$4,500.00**. ROLL CALL VOTE: Unanimous (Mr. Chaires will incorporate these changes in the next change order.)

- The other item concerns an area located behind the mechanical yard where the chiller was supposed to have been placed. Fencing is planned there to enclose the space that overlooks the kindergarten classrooms. When the fencing is installed, there will be easy access to the roof in this area causing concern about safety. The committee authorized Mr. Chaires to speak to the contractor about a price to resolve the issue.

RCN Box

- Mr. Farrington spoke to Mr. Don Vitters of the Parks & Recreation Commission regarding the letter sent to the PTBC by Leslie Mayer requesting that the RCN box be moved from its present location. Mr. Vitters has volunteered to look at the site and make some recommendations. Ms. Donovan commented that the noise was loud coming from the box and that it had already been spray painted. She and other members felt that if it could only be moved another 15 feet to the next pole then it would not be worth moving. In addition, it was thought that if the box should stay where it is it will need a lot of plantings around it, which Ms. Donovan thought RCN would be glad to do. The committee will wait to hear recommendations from Mr. Vitters.

PARK CIRCLE FIRE STATION

- Eight proposals were received to do the design work on the Park Circle station. An initial review of the proposals was done at a meeting on Monday. Mr. Farrington attached a draft of the preliminary minutes of that meeting to the list of firms that responded to the request for proposals and distributed it to the committee. Another meeting will be set up to schedule interviews. The PTBC will interview 3-5 candidates in the Superintendent of Schools office on October 15, 2002, at 6:00 p.m.

HARDY CLOSE OUT ISSUES

- Work on the parapets and lintels is in process. Because there is a lot of welding work, work will be done this coming Saturday. The work should be complete Wednesday or Thursday of next week.
- There is no update on the noise remediation issue this week.

THOMPSON & STRATTON RFP STATUS

- Proposals for the design of the Stratton and Thompson will be accepted on Thursday. Copies will be sent to the PTBC subcommittee (Donovan, Farrington, Stretton, Owayda, & Juusola) to review. Interviews will be scheduled for early November.

DALLIN RESTART

- An Infrastructure Committee meeting has been scheduled for Thursday, September 19, at 6:00 p.m. Ms. Donovan will report back to the committee after that meeting. Decisions before the Infrastructure group include looking at the costs for the Thompson and Stratton projects as well as the cost for the Dallin restart.
- The new advisories from the School Building Assistance Bureau will also have to be discussed to determine what the requirements are on warrant votes relevant to school projects.
- DRA (Dallin architect) has been scheduled to attend the next meeting of the PTBC.

DCAM (DIVISION OF CAPITAL ASSET MANAGEMENT) FORM

- The town will be required to submit a DCAM evaluation form to evaluate project designers. This requirement went into effect as of January 1, 2002. The Peirce project will not have to be included in this process. Most likely, the fire station project will be affected and maybe the Dallin project. The committee was concerned as to whether the town would be indemnified from liability issues that could result from this evaluation.

ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Marie Carroll